

GDC

rentals

Adaptive Reuse

1 Martine

Office to Multi-Family Conversion

Existing

- 14 stories
- 4 floors of University space with separate entrance
- 9 full floors of commercial office space with separate entrance

Completed

- 188 studio, one, and two bedroom units
- 3 full floors of commercial office space
- Two separate lobbies
- Residential luxury amenities including: Pet Wash, Concierge, Business Center, Fitness Center, Game Room, Stadium Style Theater, Club Room with 9th Floor terrace



MARTINE AVENUE

NO PARKING
EXCEPT FOR
AUTHORIZED VEHICLES
ONLY





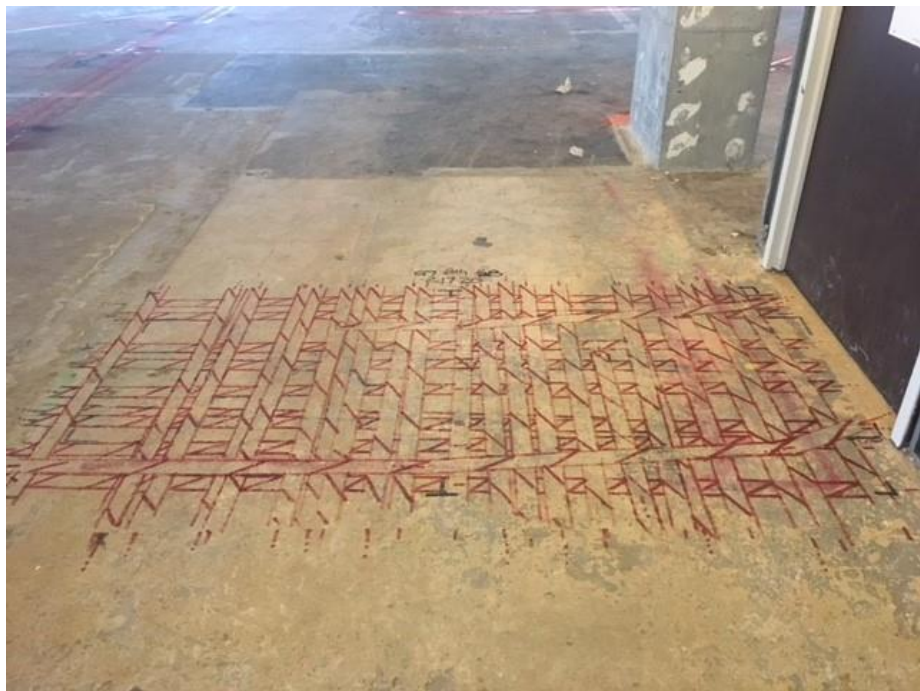


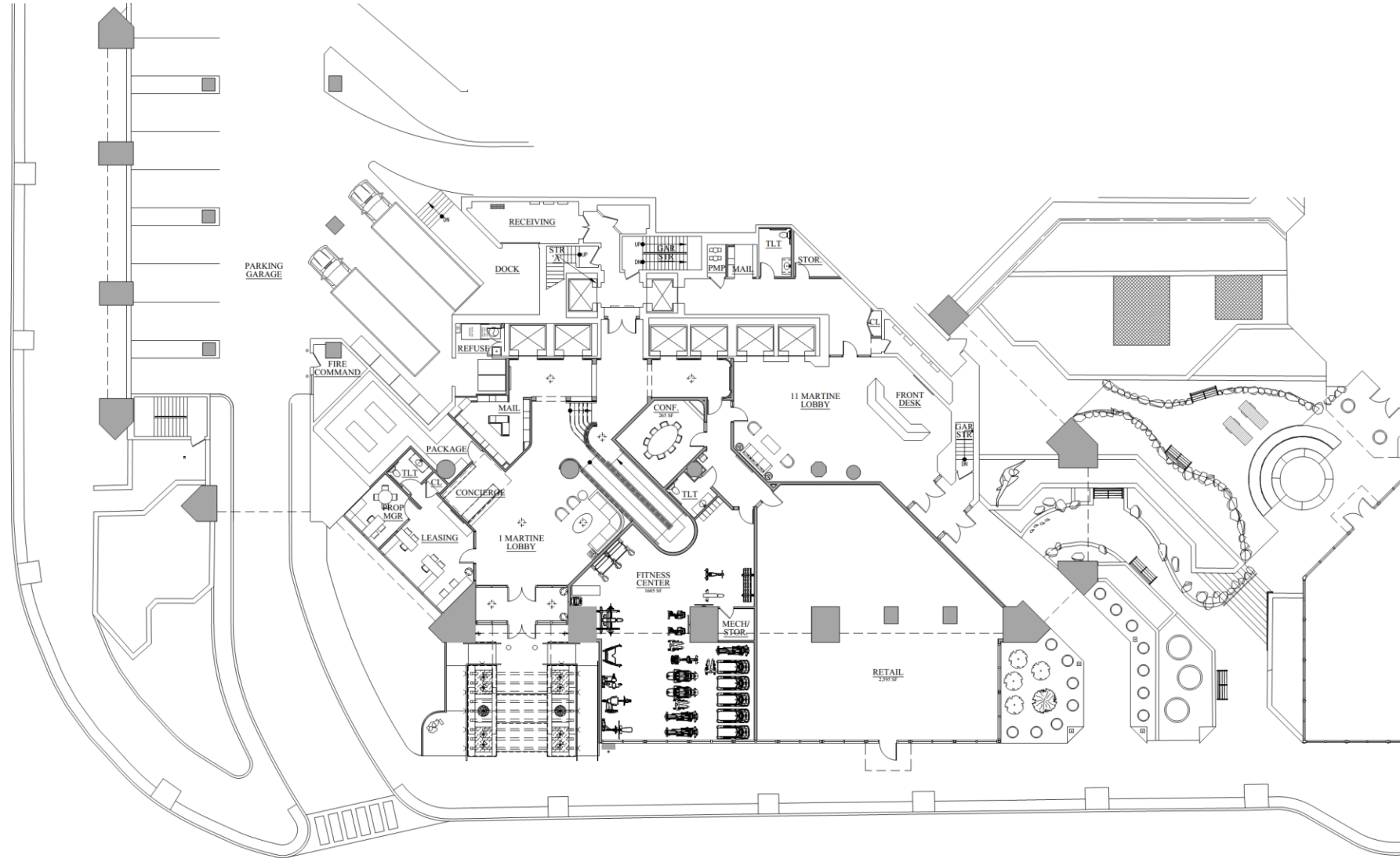
Features:

- Gateway Location to City of White Plains
- Signature Architecture
- Adjacent to Railroad
- Minutes to numerous modes of transportation
- White Plains as central hub between NYC and Westchester
- High ceilings

Challenges:

- 2 separate uses
- Re-distribute elevators/re-configure lobbies
- Elevator stops set to original split (university and office) not proposed residential use
- Office floor plate not conducive to residential use (50' vs 25'-35')
- Existing utility core and shaft locations not useful for residential
- Top 3 floors to remain full office floors and new utilities (plumbing stacks, ventilation, etc) terminate at roof
- Existing post-tensioned floor slabs not conducive to required multitude of core drilling for new utilities
- Existing tendons within post-tensioned floor slab do not align floor to floor
- No existing operable windows
- Unusual/Non-rectangular floor plate





2020-11-30
 1/8"=1'-0"
 GDC
 3.3

1-11 MARTINE AVENUE
 FIRST LOBBY
 FLOOR PLAN

CITY SQUARE
 WHITE PLAINS, NY



